



SELLER'S DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM

(Land)

(IF PROPERTY IS IMPROVED, USE IN CONJUNCTION WITH THE APPROPRIATE SELLER'S
DISCLOSURE AND CONDITION OF PROPERTY ADDENDUM)

1 SELLER (Indicate Marital Status) Lowe Family Agricultural Properties LLC.

5 LEGAL DESCRIPTION: (As described in the attached Legal Description/Company Disclosure Addendum, or
6 described below) see attached

10 Approximate date SELLER purchased Property: 2018, September Property is
11 currently zoned as agricultural

1. NOTICE TO SELLER.

14 Be as complete and accurate as possible when answering the questions in this disclosure. Attach additional sheets
15 if space is insufficient for all applicable comments. SELLER understands that the law requires disclosure of any
16 material defects, known to SELLER, in the Property to prospective Buyer(s) and that failure to do so may result in
17 civil liability for damages. This disclosure statement is designed to assist SELLER in making these disclosures.
18 Licensee(s), prospective buyers and buyers will rely on this information.

2. NOTICE TO BUYER.

21 This is a disclosure of SELLER'S knowledge of the Property as of the date signed by SELLER and is not a
22 substitute for any inspections or warranties that BUYER may wish to obtain. It is not a warranty of any kind by
23 SELLER or a warranty or representation by the Broker(s) or their licensees.

3. WATER SOURCE.

- 26 a. Is there a water source on or to the Property? POSSIBLE Yes ☒ No ☐
27 ☒ Public ☐ Private ☐ Well ☐ Cistern ☐ None ☐ Other _____
28 If well, state type _____ depth _____ diameter _____ age _____
29 Has water been tested? _____ Yes ☐ No ☒
30 b. Other water systems and their condition: N/A
31 c. Is there a water meter on the Property? _____ Yes ☐ No ☒
32 d. Is there a rural water certificate? _____ Yes ☐ No ☒
33 e. Other applicable information: _____

36 If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

37 3A. Not By Owner

4. GAS/ELECTRIC.

- 41 a. Is there electric service on the Property? _____ Yes ☐ No ☒
42 If "Yes", is there a meter? _____ N/A ☐ Yes ☐ No ☒
43 b. Is there gas service on the Property? _____ Yes ☐ No ☐
44 If "Yes", what is the source? _____
45 c. Are you aware of any additional costs to hook up utilities? _____ Yes ☐ No ☒
46 d. Other applicable information: _____

49 If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

50 3A. Not By Owner

51 [Signature]
SELLER

Initials

Initials

BUYER BUYER

5. LAND (SOILS, DRAINAGE AND BOUNDARIES). ARE YOU AWARE OF:

- a. The Property or any portion thereof being located in a flood zone, wetlands area or proposed to be located in such as designated by FEMA which requires flood insurance? UNK Yes ☐ No ☒
- b. Any drainage or flood problems on the Property or adjacent properties? Yes ☐ No ☒
- c. Any neighbors complaining Property causes drainage problems? Yes ☐ No ☒
- d. The Property having had a stake survey? Yes ☐ No ☒
- e. Any boundaries of the Property being marked in any way? Yes ☒ No ☐
- f. Having an Improvement Location Certificate (ILC) for the Property? Yes ☐ No ☒
- g. Any fencing/gates on the Property? Yes ☒ No ☐
If "Yes", does fencing/gates belong to the Property? Yes ☒ No ☐
- h. Any encroachments, boundary line disputes, or non-utility easements affecting the Property? Yes ☐ No ☒
- i. Any expansive soil, fill dirt, sliding, settling, earth movement, upheaval, or earth stability problems that have occurred on the Property or in the immediate vicinity? Yes ☐ No ☒
- j. Any diseased, dead, or damaged trees or shrubs on the Property? Yes ☒ No ☐
- k. Other applicable information: _____

If any of the answers in this section are "Yes" explain in detail or attach all warranty information and other documentation: PST POSSIBLE DEAD TREES

6. SEWAGE.

- a. Does the Property have any sewage facilities on or connected to it? Yes ☐ No ☒
If "Yes", are they:
☒ Public Sewer ☐ Private Sewer ☐ Septic System ☐ Cesspool
☐ Lagoon ☐ Grinder Pump ☐ Other _____
If applicable, when last serviced? _____
By whom? _____
Approximate location of septic tank and/or absorption field: _____
Has Property had any surface or subsurface soil testing related to installation of sewage facility? N/A ☐ Yes ☐ No ☒
- b. Are you aware of any problems relating to the sewage facilities? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach all warranty information and other documentation: _____

7. LEASEHOLD AND TENANT'S RIGHTS, INTERESTS, INCLUDING GAS AND OIL LEASES.

(Check and complete applicable box(es))

- a. Are there leasehold interests in the Property? Yes ☒ No ☐
If "Yes", complete the following:
Lessee is: BRANDON MILLER
Contact number is: 816-507-2550
Seller is responsible for: NO
Lessee is responsible for: MAINTENANCE
Split or Rent is: OWNER 60% - LEASSEE 40%
Agreement between Seller and Lessee shall end on or before: at HARVEST OF CROP
☐ Copy of Lease is attached.

[Signature]
SELLER

Initials

Initials

BUYER

- b. Are there tenant's rights in the Property? CROP Yes ☒ No ☐
If "Yes", complete the following:
Tenant/Tenant Farmer is: BRANDON MILLIRON
Contact number is: 65
Seller is responsible for: _____
Tenant/Tenant Farmer is responsible for: _____
Split or Rent is: _____
Agreement between Seller and Tenant shall end on or before: _____
☐ Copy of Agreement is attached.
- c. Do additional leasehold interests or tenant's rights exist? Yes ☐ No ☐
If "Yes", explain: _____

8. MINERAL RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
☐ Remain with the Seller.
☐ Have been previously assigned as follows: _____

9. WATER RIGHTS (unless superseded by local, state or federal laws).

- ☒ Pass unencumbered with the land to the Buyer.
☐ Remain with the Seller.
☐ Have been previously assigned as follows: _____

10. CROPS (planted at time of sale).

- ☐ Pass with the land to the Buyer.
☐ Remain with the Seller.
☒ Have been previously assigned as follows: TENANT / OWNER

11. GOVERNMENT PROGRAMS.

- a. Are you currently participating, or do you intend to participate, in any government farm program? Yes ☐ No ☒
b. Are you aware of any interest in all or part of the Property that has been reserved by previous owner or government action to benefit any other property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

12. HAZARDOUS CONDITIONS. ARE YOU AWARE OF:

- a. Any underground storage tanks on or near Property? Yes ☐ No ☒
b. Any previous or current existence of hazardous conditions (e.g., storage tanks, oil tanks, oil spills, tires, batteries, or other hazardous conditions)? Yes ☐ No ☒
If "Yes", what is the location? _____
c. Any previous environmental reports (e.g., Phase 1 Environmental reports)? Yes ☐ No ☒
d. Any disposal of any hazardous waste products, chemicals, polychlorinated biphenyl's (PCB's), hydraulic fluids, solvents, paint, illegal or other drugs or insulation on the Property or adjacent property? Yes ☐ No ☒
e. Environmental matters (e.g. discoloration of soil or vegetation or oil sheers in wet areas)? Yes ☐ No ☒
f. Any existing hazardous conditions on the Property or adjacent properties (e.g. methane gas, radon gas, radioactive material, landfill, toxic materials)? Yes ☐ No ☒

[Signature]
SELLER | SELLER Initials _____

Initials _____
BUYER | BUYER

- g. Gas/oil wells, lines or storage facilities on the Property or adjacent property? Yes ☐ No ☒
- h. Any other environmental conditions on the Property or adjacent properties? Yes ☐ No ☒
- i. Any tests conducted on the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes" explain in detail or attach documentation: _____

13. OTHER MATTERS. ARE YOU AWARE OF:

- a. Any violation of zoning, setbacks or restrictions, or non-conforming use? Yes ☐ No ☒
- b. Any violation of laws or regulations affecting the Property? Yes ☐ No ☒
- c. Any existing or threatened legal action pertaining to the Property? Yes ☐ No ☒
- d. Any litigation or settlement pertaining to the Property? Yes ☐ No ☒
- e. Any current/pending bonds, assessments, or special taxes that apply to the Property? Yes ☐ No ☒
- f. Any burial grounds on the Property? Yes ☐ No ☒
- g. Any abandoned wells on the Property? Yes ☒ No ☐
- h. Any public authority contemplating condemnation proceedings? Yes ☐ No ☒
- i. Any government rule limiting the future use of the Property other than existing zoning and subdivision regulations? Yes ☐ No ☒
- j. Any condition or proposed change in surrounding area or received any notice of such? Yes ☐ No ☒
- k. Any government plans or discussion of public projects that could lead to special benefit assessment against the Property or any part thereof? Yes ☐ No ☒
- l. Any unrecorded interests affecting the Property? Yes ☐ No ☒
- m. Anything that would interfere with passing clear title to the Buyer? Yes ☐ No ☒
- n. The Property being subject to a right of first refusal? Yes ☐ No ☒
If "Yes", number of days required for notice: _____
- o. The Property subject to a Homeowner's Association fee? Yes ☐ No ☒
- p. Any other conditions that may materially and adversely affect the value or desirability of the Property? Yes ☐ No ☒
- q. Any other condition that may prevent you from completing the sale of the Property? Yes ☐ No ☒

If any of the answers in this section are "Yes", explain in detail or attach documentation: _____

13 ft. HAND DUG WATER WELL @ CORNER NW CORNER.

14. UTILITIES. Identify the name and phone number for utilities listed below.

Electric Company Name: EVERGY Phone # _____

Gas Company Name: CITY OF CLEVELAND Phone # _____

Water Company Name: ICC Phone # DISTRICT # 1

Other: FIRE PROTECTION Phone # WESTERN CABS


15. ELECTRONIC SYSTEMS AND COMPONENTS.

Any technology or systems staying with the Property? N/A ☐ Yes ☐ No ☒

If "Yes", list: _____

Upon Closing, SELLER will provide Buyer with codes and passwords, or items will be reset to factory settings.

The undersigned SELLER represents, to the best of their knowledge, the information set forth in the foregoing Disclosure Statement is accurate and complete. SELLER does not intend this Disclosure Statement to be a warranty or guarantee of any kind. SELLER hereby authorizes Licensee assisting SELLER to provide this information to prospective BUYER of the Property and to real estate brokers and licensees. **SELLER will promptly notify Licensee assisting the SELLER, in writing, if any information in this disclosure changes prior to Closing, and Licensee assisting the SELLER will promptly notify Licensee assisting the BUYER, in writing, of such changes. (SELLER and BUYER initial and date any changes and/or any list of additional changes. If attached, # _____ of pages).**

 Initials _____
SELLER SELLER

Initials _____
BUYER BUYER

CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES, THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT. IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.

James E. Lowe x 4-28-25 Jandra K. Lowe x 4/28/25
SELLER DATE SELLER DATE

BUYER ACKNOWLEDGEMENT AND AGREEMENT

1. I understand and agree the information in this form is limited to information of which SELLER has actual knowledge and SELLER need only make an honest effort at fully revealing the information requested.
2. This Property is being sold to me without warranties or guaranties of any kind by SELLER, Broker(s) or Licensees concerning the condition or value of the Property.
3. I agree to verify any of the above information, and any other important information provided by SELLER or Broker(s) (including any information obtained through the Multiple Listing Service) by an independent investigation of my own. I have been specifically advised to have the Property examined by professional inspectors. Buyer assumes responsibility Property is suitable for their intended use.
4. I acknowledge neither SELLER nor Broker(s) is an expert at detecting or repairing physical defects in the Property.
5. I specifically represent there are no important representations concerning the condition or value of the Property made by SELLER or Broker(s) on which I am relying except as may be fully set forth in writing and signed by them.

BUYER DATE BUYER DATE

Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 10/21. All previous versions of this document may no longer be valid. Copyright January 2025.



LEGAL DESCRIPTION ADDENDUM

1 SELLER: Lowe Farm Ag. Props LLC

2 BUYER: _____

3
4 PROPERTY: N 5th St., Cleveland Mo. 64734

5
6
7 PROPERTY LEGAL DESCRIPTION:

8
9 ALL OF THE WEST HALF OF THE NW 1/4 OF S 32, T 45, R 33,
10 CASS COUNTY, MO., EXCEPT ALL LOTS OF THE GARRISON ADD.,
11 IN THE CITY OF CLEVELAND, ALL IN CASS CO., MO., AND
12 FURTHER EXCEPT THAT PART DEED TO THE CITY OF
13 CLEVELAND AS SHOWN BY DOCUMENT RECORDED
14 FEB. 9, 2017 AS DOC. # 600031 IN BOOK 4095 @
15 PAGE 49.
16
17
18
19
20
21
22

23
24 (INFORMATION DEEMED RELIABLE BUT NOT GUARANTEED)

25
26 CAREFULLY READ THE TERMS HEREOF BEFORE SIGNING. WHEN SIGNED BY ALL PARTIES,
27 THIS DOCUMENT BECOMES PART OF A LEGALLY BINDING CONTRACT.
28 IF NOT UNDERSTOOD, CONSULT AN ATTORNEY BEFORE SIGNING.
29

30
31 James E. Lowe 4-28-25

32 SELLER

DATE BUYER

DATE

33
34 Andria K. Lowe 4/28/25

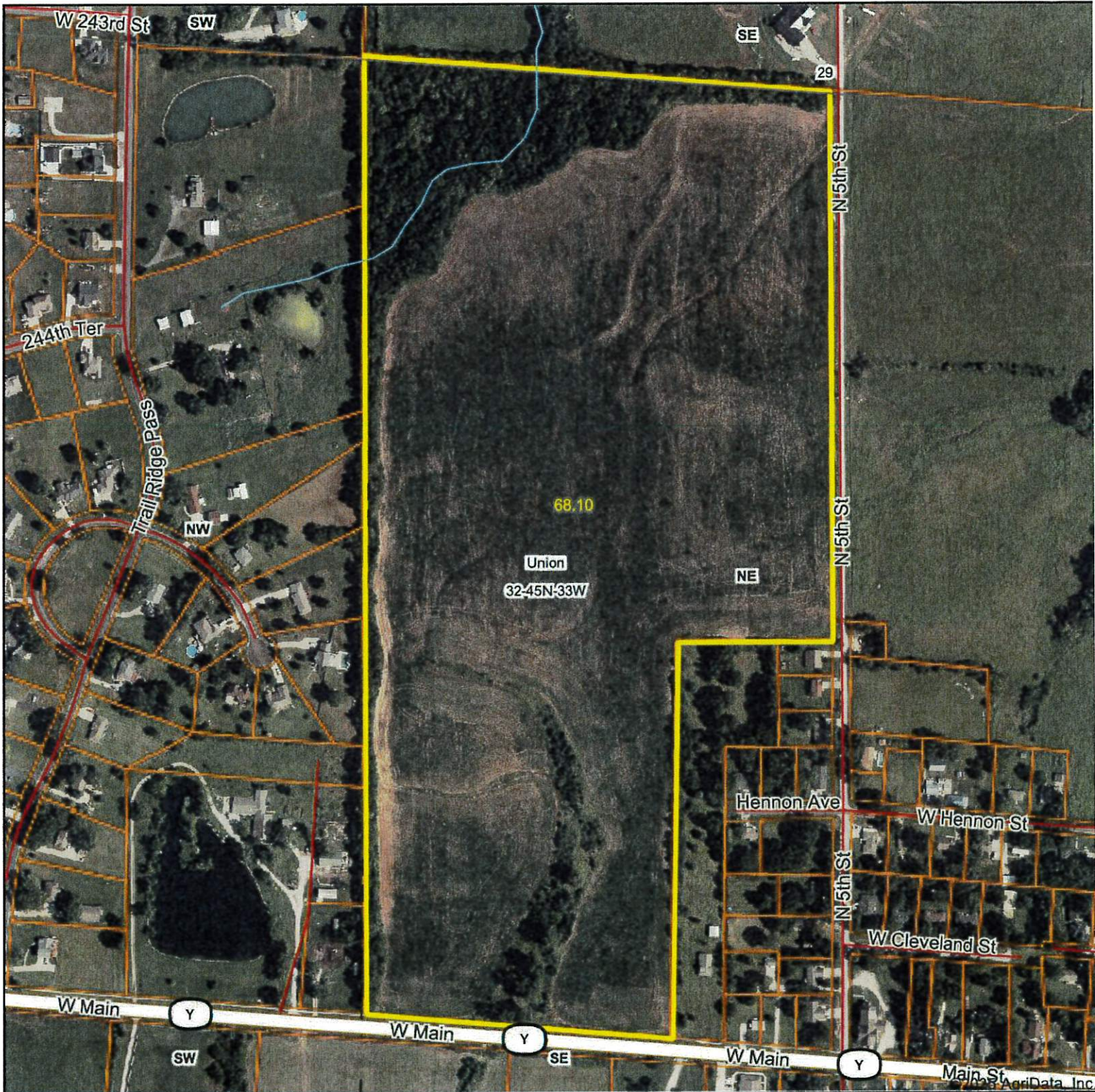
35 SELLER

DATE BUYER

DATE

36
Approved by Legal Counsel of the Kansas City Regional Association of REALTORS® for exclusive use by its REALTOR® members. No warranty is made or implied as to the legal validity or adequacy of this Contract, or that it complies in every respect with the law or that its use is appropriate for all situations. Local law, customs and practices, and differing circumstances in each transaction may dictate that amendments to this Contract be made. Last revised 07/15. All previous versions of this document may no longer be valid. Copyright January 2025.

Aerial Map



Boundary Center: 38° 40' 59.87, -94° 35' 56.35

0ft 434ft 868ft



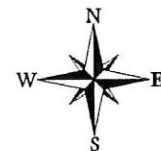
Maps Provided By:



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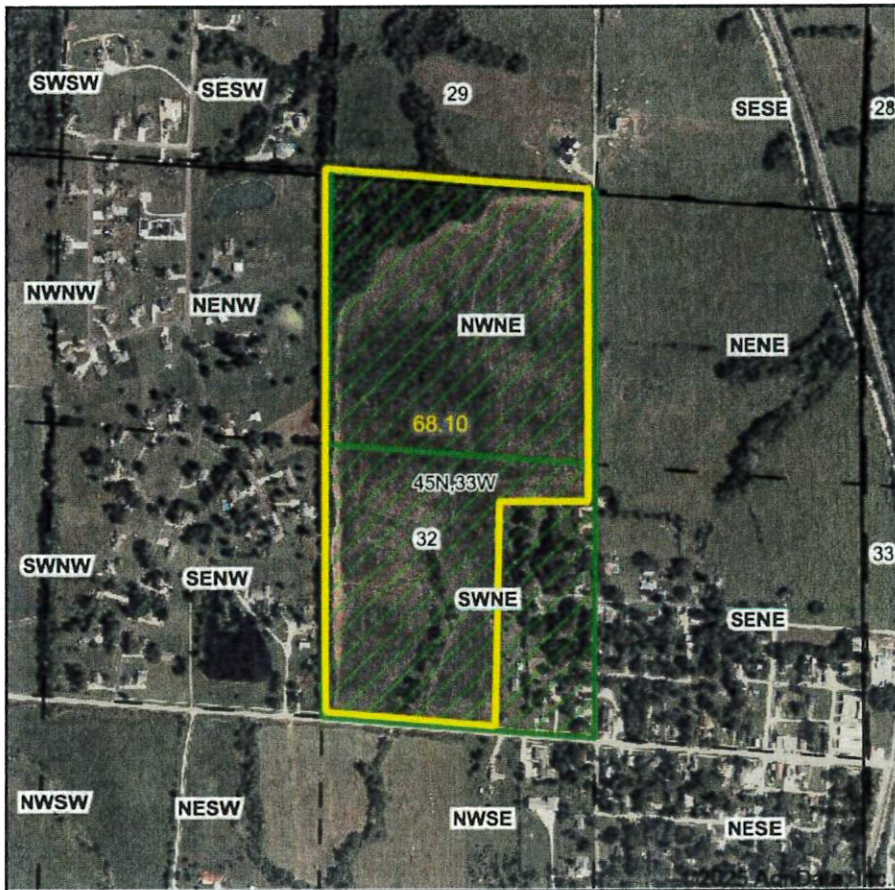
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32-45N-33W
Cass County
Missouri



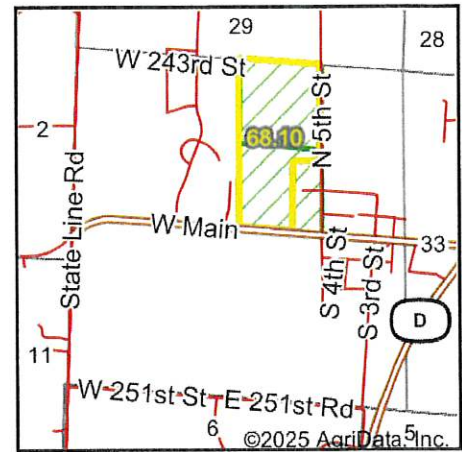
4/22/2025

PLSS Legal Description



Map Center: 38° 40' 59.87, -94° 35' 57.85

0ft 811ft 1621ft



Acres: 68.1
Date: 4/22/2025
Township: Union
County: Cass
State: Missouri



Maps Provided By:



PLSS Source: Various State Sources

PLSS Note: No Government Lots. Quarters created by equally splitting the sections

Short Legal:

NWNE; PT SWNE 32-45N-33W

Long Legal:

NW1/4 NE1/4; PART OF THE SW1/4 NE1/4 OF SECTION 32, TOWNSHIP 45 NORTH, 33 WEST, CASS COUNTY, MISSOURI

4 Year Crop History



Owner/Operator: Crown Realty

Date: 4/22/2025

Address:

Farm Name:

Address:

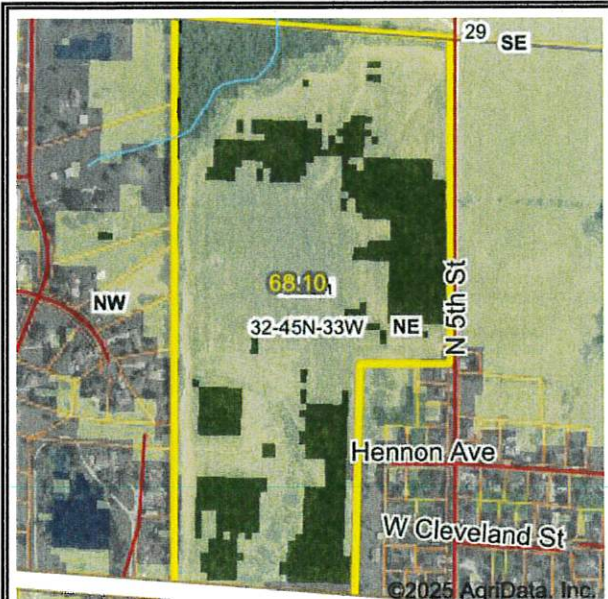
Field ID:

Phone:

Acct. #:

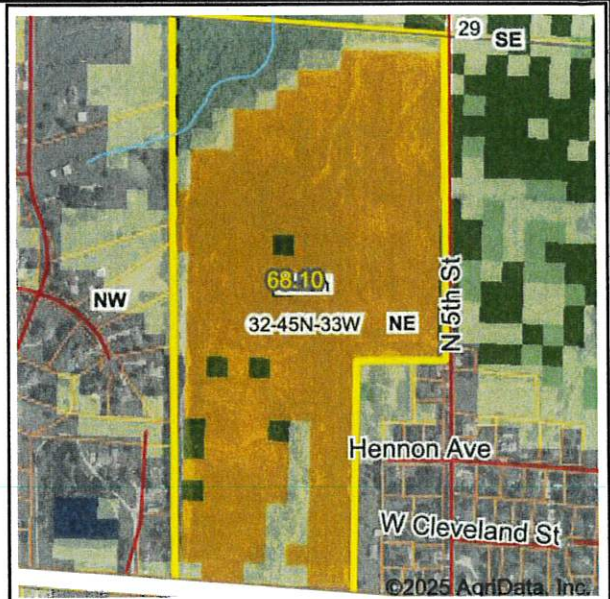
Crop Year: 2024

Crop Year: 2023



Grassland/Pasture
Soybeans
Deciduous Forest

2 rows not shown



Corn
Deciduous Forest
Grassland/Pasture
Soybeans

Crop Year: 2022

Crop Year: 2021



Soybeans
Deciduous Forest
Grassland/Pasture
Corn



Soybeans
Grassland/Pasture
Deciduous Forest

Boundary Center: 38° 40' 59.87, -94° 35' 56.35

State: MO

County: Cass

Legal: 32-45N-33W

Twnshp: Union

Crop data provided by USDA National Agricultural Statistics Service Cropland Data Layer



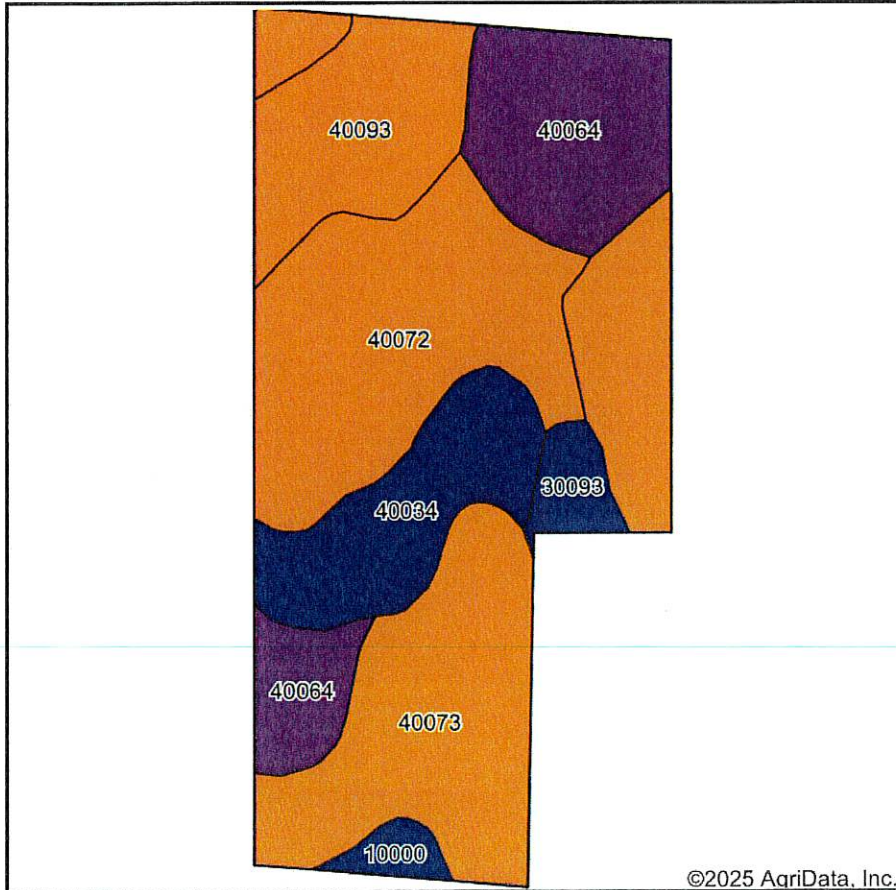
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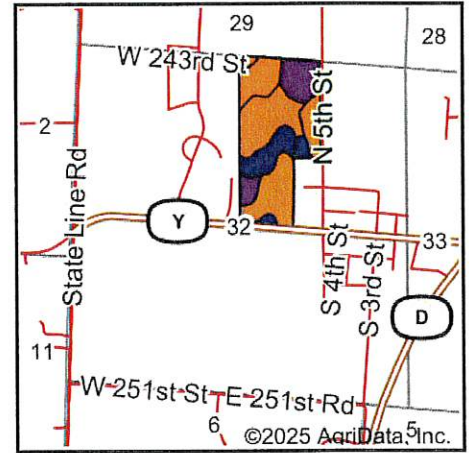
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Soils Map



Soils data provided by USDA and NRCS.



State: **Missouri**
 County: **Cass**
 Location: **32-45N-33W**
 Township: **Union**
 Acres: **68.1**
 Date: **4/22/2025**



Maps Provided By:



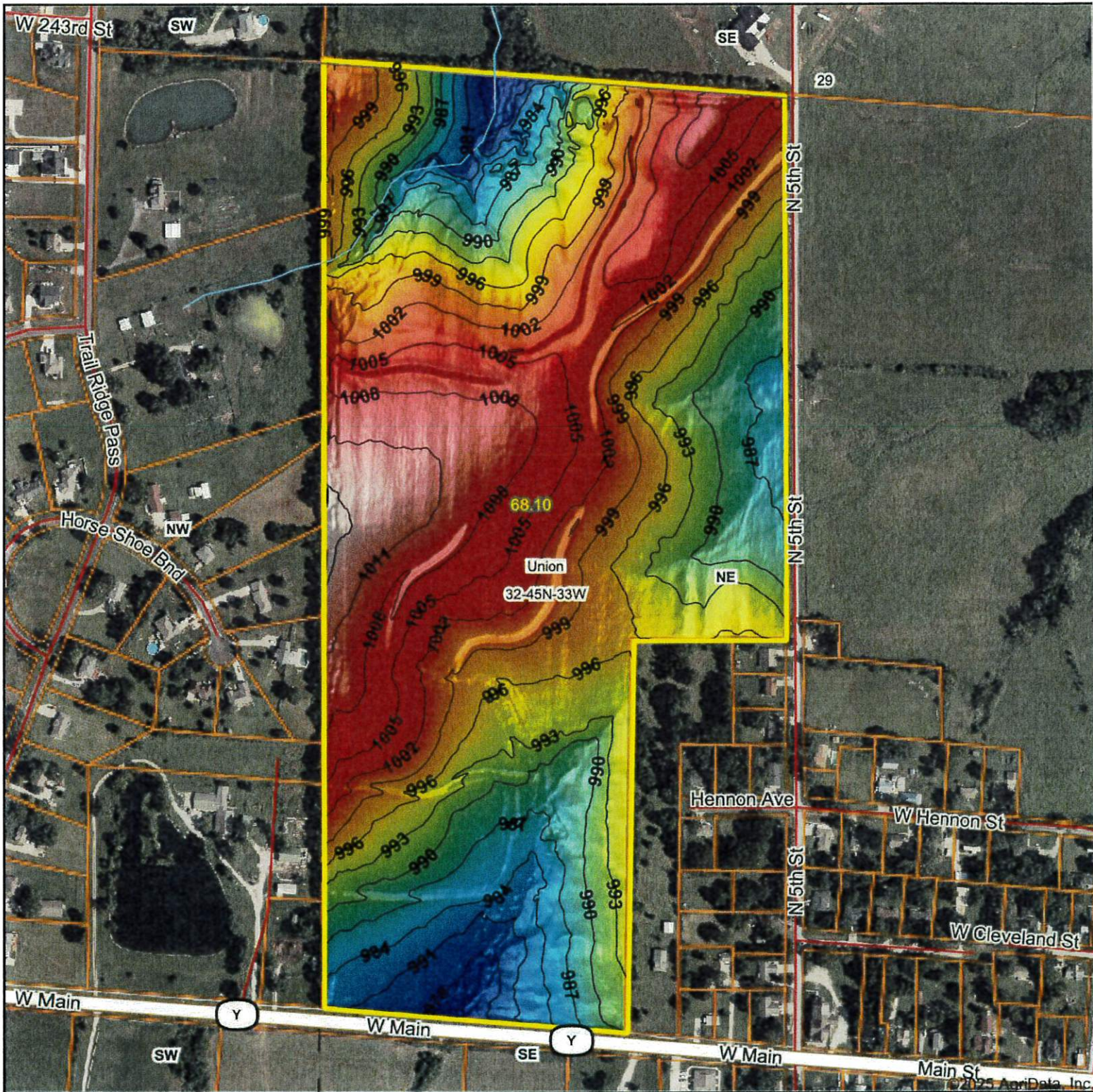
Area Symbol: MO037, Soil Area Version: 28

Code	Soil Description	Acres	Percent of field	Non-Irr Class Legend	Non-Irr Class *c	Range Production (lbs/acre/yr)	*n NCCPI Soybeans
40072	Kenoma silt loam, 1 to 3 percent slopes	17.59	25.7%		IIIe	3888	59
40093	Summit silty clay loam, 5 to 9 percent slopes	14.01	20.6%		IIIe	0	60
40073	Kenoma silt loam, 4 to 7 percent slopes	13.82	20.3%		IIIe	0	59
40064	Eram silty clay loam, 5 to 14 percent slopes	11.75	17.3%		VIe	0	43
40034	Barco loam, 2 to 5 percent slopes	8.05	11.8%		IIe	0	49
30093	Haig silt loam, 0 to 2 percent slopes	1.81	2.7%		IIw	0	65
10000	Arisburg silt loam, 1 to 5 percent slopes	1.07	1.6%		IIe	0	65
Weighted Average					3.36	1004.3	*n 55.5

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Topography Hillshade



Low Elevation High



Maps Provided By:



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Source: USGS 1 meter dem

Interval(ft): 3

Min: 974.9

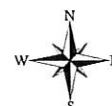
Max: 1,016.0

Range: 41.1

Average: 996.8

Standard Deviation: 8.73 ft

0ft 438ft 876ft

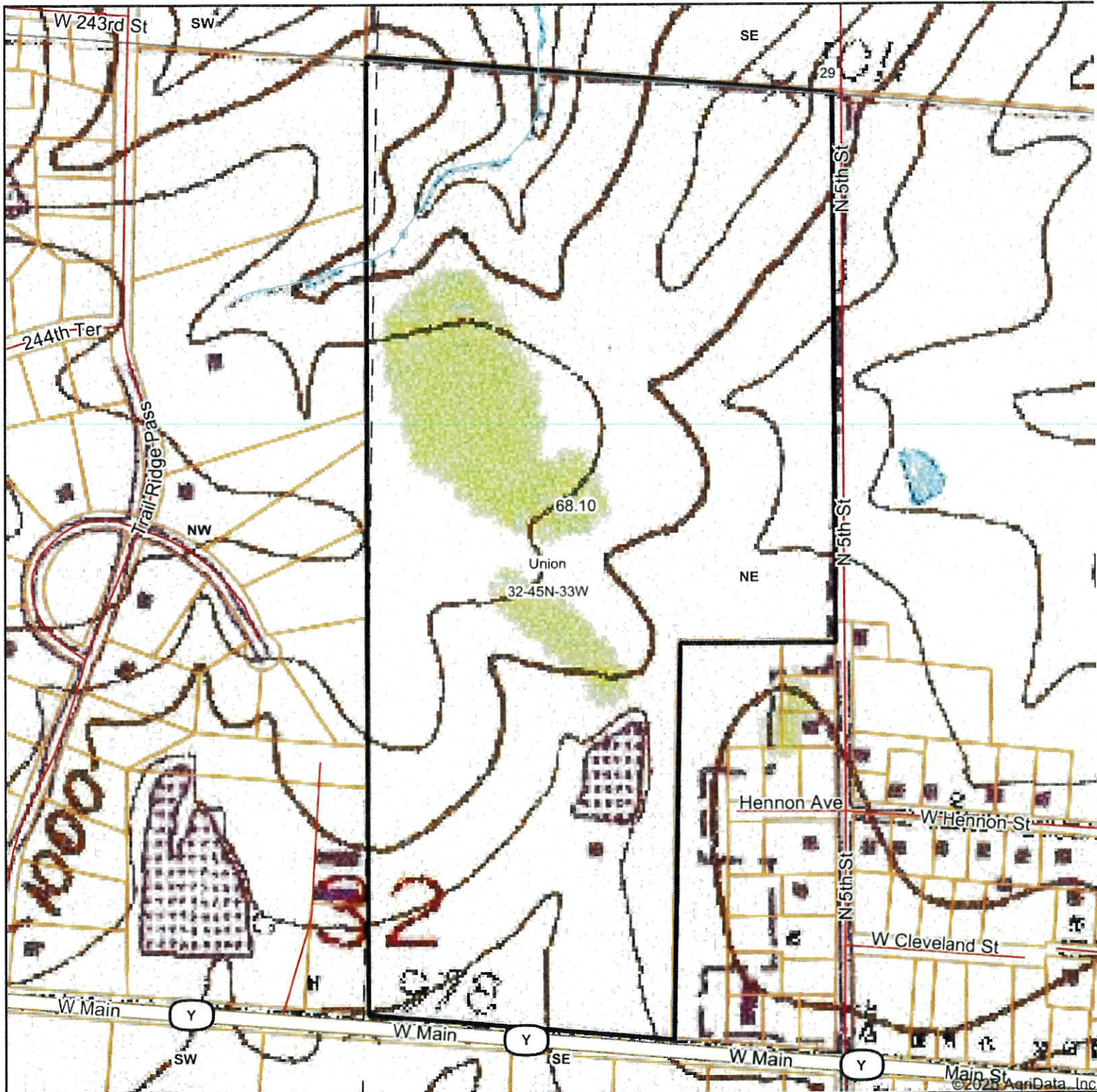


4/22/2025

32-45N-33W
Cass County
Missouri

Boundary Center: 38° 40' 59.87, -94° 35' 56.35

Topography Map



Map Center: 38° 40' 59.87, -94° 35' 57.85

0ft 434ft 868ft



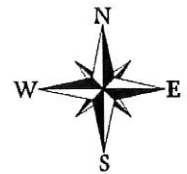
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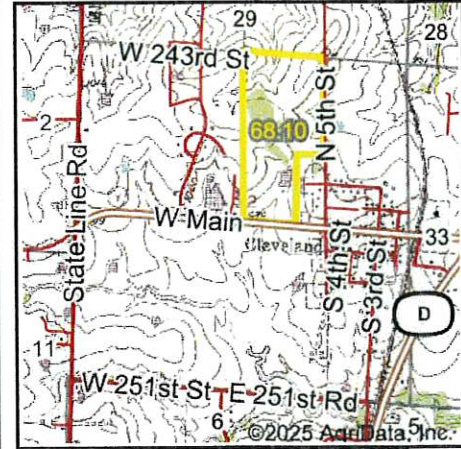
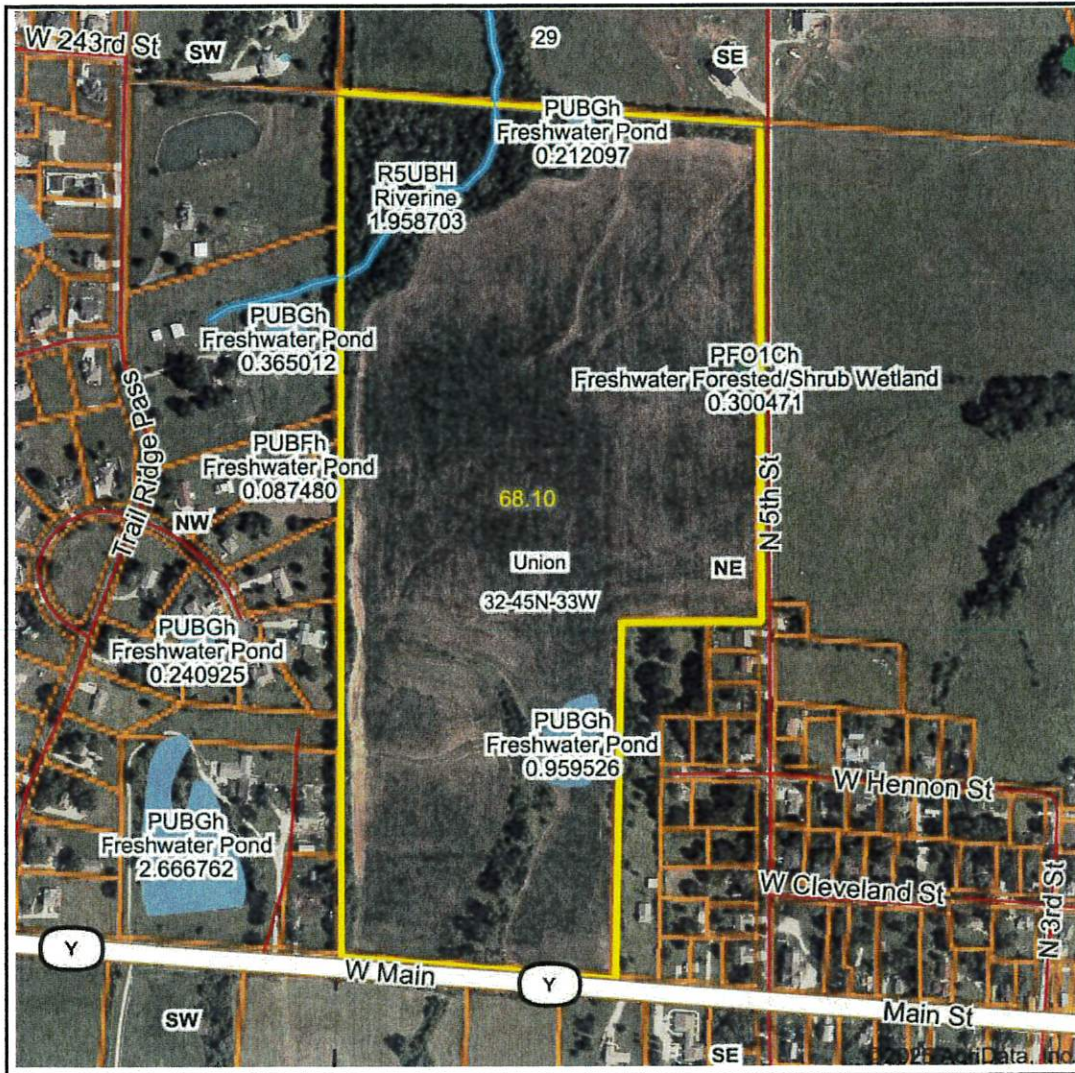
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32-45N-33W
Cass County
Missouri



4/22/2025

Wetlands Map



State: **Missouri**
 Location: **32-45N-33W**
 County: **Cass**
 Township: **Union**
 Date: **4/22/2025**



0ft 681ft 1361ft

Classification Code	Type	Acres
PUBGh	Freshwater Pond	1.17
R5UBH	Riverine	0.48
PFO1Ch	Freshwater Forested/Shrub Wetland	0.18
Total Acres		1.83

Data Source: National Wetlands Inventory website. U.S. DoI, Fish and Wildlife Service, Washington, D.C. <http://www.fws.gov/wetlands/>